

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on September 30, 2023

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:03 a.m. Nate Meleen gave the invocation.

2. **Determination of a quorum.** Present: Royce Casey, Mike Hope Rick Ritschel, Brian Snyder, Lew Story, Jullie Wallace, Denise Wondrock. Quorum requirement is met.

### 3. Community Reports.

a. **SDCRWA** by Del Patterson. 1) They have purchased new trucks. 2) The Cherokee Nation has authorized the engineering required to run a 5-mile long water line from the Chewey village to the Adair 5 plant, hopefully ready in 4-5 months. 3) All employees of Adair 5 water district have been let go; the board has asked SDCRWA to manage their water distribution. SDCRWA is doing well and growing. Watts may eventually be added.

b. **Fire Department** by Mike Hope. 12 calls: 2 lift assist, 5 medical, 2 outside fires, 1 training, 1 public service.

c. **Security** by Officer Matt Vogel. 35 calls: 4 suspicious car/person, 10 tailgating, 4 traffic stops, 1 trespassing, 1 dog call, 3 welfare check/county escort, 5 medical/fire calls, 1 domestic, 6 resident concerns.

d. **Beautification Team** report by Julie Story, read by Lew Story. The team has continued our volunteer duties of watering, pruning and weeding (feeding where needed) at the following locations: Front gate; Security gate; Clubhouse; Statehood House; Administration building; and Beds surrounding the edge of the golf course, including spraying weeds. Additionally, we have sprayed weeds around the driving island and in the parking drive of the Statehood House.

For now, efforts are focused on keeping the plants watered and healthy in the unusually warm September and projected October. We will address prepping beds for winter when the time comes.

### 4. Committee Reports

a. **ACC** by Fred Johnson, read by Lew Story. 36 permits were issued: 1 new home started, 5 new homes are now being built; 12 Tree removals; 1 Carport/RV patio cover; 6 Deck work; 3 Roof replacements; 2 Shed/portable storage buildings; 4 Retaining walls; 2 RV placements; 1 Manufactured home placement; 1 Propane tank placement; 1 Generator; 1 Dumpster.

b. **Violations Hearing Committee** by Mike Hope – no hearings.

c. **Marketing/Real Estate Committee** by Julie Story, read by Lew Story. Over the past month we have explored 30 POA lots with clear title, as is our main focus at present. From these we will select those that have water verified and electric at the lot, or those with electric very close, due to the expense of bringing electric to the lot. Other considerations are location and how buildable they are.

The goal is to have lots of varying size and topography and in different areas of Flint Ridge to offer.

We have discussed the format of our website page and a draft is going to be started soon. We also will complete review of paperwork for tours, and handouts to potential buyers as well, hopefully in the coming month.

5. **Minutes.** Mike Hope moved that the minutes for August 26, 2023 be approved as distributed; duly seconded and carried.

6. **Treasurer's Report** by Treasurer Denise Wondrock.

August. We began the month with cash in bank of \$301,155. During the month we had cash receipts of \$149,211 from all departments. Total income for the month was \$8,799 under the budgeted amount. Net Balance Sheet adjustments were (-\$13,017). During the month our operating expenses were \$189,593. This amount was \$50,812 over budget. We ended the month with cash in bank of \$273,789 which was an decrease of \$27,366.

Note: We paid \$37,666 toward the down payment of our liability and casualty insurance.

Denise Wondrock moved for approval of the Treasurer's report; duly seconded and carried.

7. **Suspension of Member's Rights**. Pursuant to the Flint Ridge POA Covenants, Article VII.D.1.c, Jullie Wallace moved to suspend members' rights on delinquent accounts; duly seconded and carried.

8. Mike Hope moved to appoint Jimmy Dubois to the ACC; duly seconded and carried.

9. General Managers Report by Pat O'Kelley.

**Maintenance:** We are still mowing thanks to the recent rain and nice weather. We have repaired more water leaks at the rec area and sewer leak at the clubhouse pool bathhouse. We got the Grader back, graded 5 days and it started overheating again. Sent it back to the shop; should be back 1<sup>st</sup> week of October. We were parking the Roller on the side of the road to save on time and fuel to take it back to the shop each night. Someone siphoned the fuel out of it during the night. They left a fuel can and hose there.

**Recreation:** Pools have been closed and winterized. Float season has ended but camping is open until October 31<sup>st</sup>.

**G & A:** We have had several new property owners this month. Office hours are back to Monday through Friday 9:00am to 4:00pm and the 1<sup>st</sup> Saturday 9:00am to 2:00pm.

**Events:** Casino Night is Nov. 4<sup>th</sup> from 6:30 to 9:30 at the Main Clubhouse.

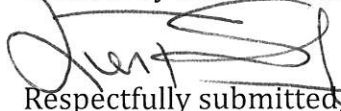
10. **Old Business**. Jullie Wallace stated that there were no informal actions to report. There was no other old business.

10. **Executive Session**. Not Needed,

11. **New Business**. A new member discussed theft of trees on his lot and discussions he has had with the Adair County Sheriff's Office about possible patrolling within Flint Ridge. After an extensive discussion the new member was asked to meet with Security Officer Matt Vogel, who will then discuss this with General Manager Pat O'Kelley.

12. **Adjournment**. Jullie Wallace moved to adjourn the meeting, carried. 9:34 a.m.

Written by Nate Meleen, Board Clerk

  
Respectfully submitted, Lew Story, Secretary